



Landlord Notes

A Newsletter for San Diego County Housing Authority Rental Assistance Program Owners and Managers

Spring/Summer 2007

Applicants Apply On-line

Applicants to our Section 8 rental assistance waiting list can apply on-line. They can also make changes to their existing waiting list applications.

This secure system is available 24 hours a day to anyone with Internet access. The on-line waiting list system is accessed at www.sdhcd.org.

Violence Against Women Act 2005 (VAWA)

VAWA affords rights to victims of domestic violence, dating violence or stalking who are applicants or participants of the Section 8 Rental Assistance Program.

VAWA places restrictions on evictions from Section 8-assisted housing, and denial or termination of Section 8 benefits for violations of the lease or family obligations due to a household member being a victim of domestic violence, dating violence, or stalking.

For more information, contact the U.S. Department of Justice (DOJ) at 202-307-6026 or check the DOJ website at www.usdoj.gov/ovw.

Disposal of Consumer Reports

Under the Fair and Accurate Credit Transaction Act (the "FACT Act") effective June 1, 2005, landlords and employers must properly dispose of credit/consumer reports and any information they obtain from these reports. The rule applies to all businesses, even one-person landlords and employers. Additional information is available at www.ftc.gov.

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, or familial status.

Community Outreach

We are committed to educating owners, managers, and the public on the Section 8 Housing Choice Voucher Program. To help our outreach efforts, we have a Speakers Bureau that is available to provide speakers to groups and public events that have attendees who are interested in our programs.

Our representatives have presented to mobilehome owners, senior complexes, social workers, resident managers, the National Affordable Housing Management Association, and attended a number of community fairs. We have established good relationships with these groups and kept them apprised of important program changes.

We would be happy to send a representative to attend a community event or speak to a group or organization about the Section 8 Housing Choice Voucher Program. The better educated everyone is about how the program works, the more smoothly things will run.

We hope that you will let others know about this service. To request a speaker, contact Jafar Izadi at (858) 694-4834.

We will be holding Owner Education Seminars from 9:30 to noon at 3989 Ruffin Rd., San Diego on July 13, 2007, October 19, 2007 and January 18, 2008. These seminars may provide information on the Section 8 Housing Choice Voucher Program, as well as tenant-landlord laws and fair housing requirements. For reservations, please contact Conrad Tanjuaquio at (858) 694-4840 or Inez Tejeda at (858) 694-4850.

For more information, please check our website at www.sdhcd.org.

Owners List Available Units On-Line

Available rental unit information can be listed or changed on-line at www.sdhcd.org. Once the information is submitted, it takes approximately one week to appear in the website unit listing. Units in the cities of San Diego, Carlsbad, Encinitas, Oceanside, or National City will not be placed on this listing because we do not serve those cities. For more information contact, Lorene A. Kellogg at (858) 694-4874.

HUD HEALTHY HOMES CAMPAIGN

Every year, doctors inform parents that their children have been poisoned by dangerous lead-based paint. Public health officials report an alarming increase in the number of children suffering from asthma triggered by common conditions in their own homes. Dramatically reducing the number of these tragic stories is the focus of an intensive three-year, 30-city U.S. Department of Housing and Urban Development (HUD) campaign beginning in 2006.



HUD's *"Healthy Homes for Healthy Kids Campaign"* includes print, television and radio advertising, in English and Spanish, designed to confront a multitude of home health and safety hazards that many parents may not even be aware of.

Home hazards rental property owners should be aware of include:

Lead Hazards

In older homes built before 1978, deteriorating lead-based paint can present a serious health hazard, particularly in children under the age of six. Lead exposure causes reduced IQ, learning disabilities, developmental delays, reduced height, poorer hearing, and a host of other health problems in young children. In later years, lead-poisoned children are much more likely to drop out of school, become juvenile delinquents and engage in criminal and other anti-social behavior. At higher levels, lead can damage a child's kidneys and central nervous system and cause anemia, coma, convulsions and even death. According to the Centers for Disease Control and Prevention, more than 310,000 of the nation's 20 million children under the age of six have blood lead levels high enough to impair their ability to think, concentrate and learn. To prevent lead poisoning in children, parents can teach good hand-washing practices, clean hard surfaces with a wet mop or rag, and use a HEPA (high-efficiency) vacuum when cleaning carpets.

Asthma and Allergies

Asthma attacks can be triggered by common allergens in the home including mold, dust mites, rodent droppings and excess dust. To reduce these risks, *"Healthy Homes for Healthy Kids Campaign"* will inform parents about a number of simple ways they can protect their kids. These techniques include: wash bedding in hot water, greater than 130° every week; use dust mite pillow cases and mattress covers; eliminate cockroaches using gel baits, seal outside cracks, store food properly; and, maintain a well ventilated home.

Mold and Moisture

Mold and moisture can significantly increase allergens in the home that can trigger asthma and other illnesses. The key to mold control is moisture control. After storm damage, or perhaps a leaky water pipe, significant levels of moisture can be introduced into homes, giving mold a foothold to grow in wet and warm conditions. It is critical to eliminate the source of the moisture and to dry water-damaged areas as quickly as possible to prevent mold growth.